

Town of Horicon
ZONING BOARD OF APPEALS

Minutes of August 28, 2007 approved Sept 25, 2007

Members Present: Chairperson Priscilla Remington, Gail Serrine, Harry Balz, Dan Smith, Curt Castner,
Absent: Harry Balz, Alternates Joe Dooris and Jason Hill

Others Present: Counsel to Boards Mike Hill, Zoning Administrator Gary McMeekin, Town Board Member Bob Olson.

Guests Present: Nick Sabatini, Sarah Hoger, Ann Carmel

PUBLIC HEARINGS:

File #2007-20AV Tax Map 20.13-1-1.1 Sarah Hoger seeking a 12' 6" shoreline setback and a 37' 7" roadway setback variance to build a 12' x 8' storage shed on parcel located at 794 East Shore Dr in the R1-1.3 acre zone. Priscilla Remington stated that the Warren County Planning Board's determined No County Impact. Being no comments or questions Gail Serrine made a motion to close the public hearing, 2nd by Dan Smith. All Ayes.

File # 2007-21AV Tax Map 36.3-3-16 Nick Sabatini seeking a 41'6" roadway setback and a 10' rear yard setback variance to convert a seasonal porch into living area and build an addition to residence located on 204 East Shore Drive in the R1-1.3 acre zone. Joan Watson asked her the home is located. Priscilla Remington asked of the board had any questions, stated the Warren Co Planning Board determined No County Impact. Being no comments or questions Dan Smith made a motion to close the public hearing, 2nd by Curt All Ayes.

The Regular meeting of the ZBA was called to order by Acting Chairperson Gail Serrine. Dan Smith made a motion to accept minutes as submitted, 2nd by Curt Castner. All Ayes

UNFINISHED BUSINESS:

File #2007-20AV Tax Map 20.13-1-1.1 Sarah Hoger seeking a 12' 6" shoreline setback and a 37' 7" roadway setback variance to build a 12' x 8' storage shed on parcel located at 794 East Shore Dr in the R1-1.3 acre zone. Board reviewed the SEQRA form. Dan Smith made a motion to declare a negative declaration, 2nd by Curt Castner. All Ayes. Lengthy discussion ensued regarding the removal of the plastic shed on the parcel and the natural screening of the shed. Dan Smith stated that the shed is a reasonable request for shoreline frontage use and the location appropriate due to limitation of space. Dan Smith then made a motion to approve the 12'6" shoreline variance and the 37'7" roadway variance as there is no undesirable change to the character of the neighborhood or detriment to nearby property, the benefits sought can not be achieved by other means, the shoreline variance request is substantial but the roadway request is not substantial as the shed will sit in a reasonable location on the property, the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood and the alleged difficulty was not self created, 2nd by Gail Serrine. All Ayes

File # 2007-21Av Tax Map 36.3-3-16 Nick Sabatini seeking a 41'6" roadway setback and a 10' rear yard setback variance to convert a seasonal porch into living area and build an addition to residence located on 204 East Shore Drive in the R1-1.3 acre zone. The board reviewed the SEQRA form. Dan Smith made a motion to declare a negative declaration, 2nd by Curt Castner. All Ayes. Discussion ensued with Dan Smith stating that this was not a major change to the structure, the variance request for roadway setback is substantial but it is a pre-existing condition of the home and the variance request from the rear yard is minor. Gail Sirrine stated that the applicant is adding a second story. Dan Smith stated that the proposed addition would not block the neighbors views. The applicant stated that the structure would not be more than 21' tall pointing out the floor plans to the board. Dan Smith made a motion to approve the 41'6" roadway setback and the 10' rear yard setback variances as there is no undesirable change to the character of the neighborhood or detriment to nearby property, as it does not block the view of the neighbors, the benefits sought by the applicant can not be achieved by other means, the requested roadway setback variance is substantial but the rear yard variance request is not substantial, the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and as the difficulty is self created it is a positive improvement and there are no feasible alternatives, with the Condition that the septic system be compatible with the alterations to the home, 2nd by Gail Sirrine. All Ayes. The applicant added that he is working with Gary McMeekin, Zoning Administrator on the engineered wastewater "NORWECCO" system.

NEW BUSINESS:

File # 2007-27AV Tax Map 55.-2-6 Brant Lake Farm LLC seeking a 6' shoreline variance and a 10' shoreline variance to enlarge house, adding a living room, office and screen porch on parcel located at 7323 State Rte 8 in the R1-1.3 acre zone. Brief discussion ensued regarding the project and the location. Gail Sirrine made a motion to deem the application complete, refer this to Warren County and schedule a public hearing, 2nd by Dan Smith. All Ayes.

There being no further business before the board, Chairperson, Priscilla Remington adjourned the meeting at 8:30 PM

Respectfully Submitted.
Christine Smith-Hayes, Secretary